Bill Garrett Davidson County
Batch# 80275 DEEDWARR
04/12/2018 02:30:32 PM 2 pgs
Fees: $13.00 Taxes: $1,124.80

20180412-0034583

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$304,000.00**

Deanna Foy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** OF **APRIL, 2018.**

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALKER TALMDAGE JOHNSON, ET UX	*NEW OWNERS	**096-02-0A-006.00CO**
(NAME) **810 CEDARSTONE WAY**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WANA KAY RUTHERFORD, UNMARRIED AND DEANNA FOY PERRY, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALKER TALMADGE JOHNSON AND ANNE GENELL JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 6, as shown on the Plan of The Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Instrument No. 20070625-0075380 as amended in Instruments 20070720-0086753 and 20120905-0080134, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Wana Kay Rutherford and Deanna Foy Perry, as tenants in common with right of survivorship, from Kyle Davis, unmarried, by deed dated November 1, 2013, of record in Instrument No. 20131104-0114085, said Register's Office.

This conveyance is subject to Master Deed of record in the Instrument No. 20070625-0075380, as amended in Instrument No. 20070720-0086753 and Instrument No. 20120905-0080134; Charter of record in Instrument No. 20060929-0121057; Easements of record in Book 1558, Page 359, Book 2274, Page 528, Book 4797, Page 942, Book 4872, Page 49, Book 4872, Page 55, Book 5223, Page 479, Book 5335, Page 135, Book 9781, Page 299, Book 9781, Page 303, and Book 9781, Page 307, Instrument No. 20060407-0040205, Instrument No. 20060815-0100303, Instrument No. 20061006-0124722, Instrument No. 20060406-0039502, and Instrument No. 20061122-0144864; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF DEANNA FOY PERRY.****

Unimproved ( )
This is improved(X) property known as **810 CEDARSTONE WAY, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of April, 2018.

Wana Kay Rutherford
by Deanna Foy Perry, her attorney-in-fact

WANA KAY RUTHERFORD
By: Deanna Foy Perry, Her Attorney in Fact

Deanna Foy Perry

DEANNA FOY PERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deanna Foy Perry,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of April, 2018.

My commission expires: **November 5, 2018**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2018, before me personally appeared **Deanna Foy Perry, Attorney in Fact for Wana Kay Rutherford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Wana Kay Rutherford**, and who acknowledged that she executed the same as the free act and deed of **Wana Kay Rutherford**.

Witness my hand and official seal at office this 10th day of April, 2018.

My commission expires: **November 5, 2018**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TRA-18-810